



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 7

**Agenda Date:** May 14, 2024

**In Control:** Audit Committee

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Post-Solicitation High Profile item for Carver Branch Library Renovation Construction Manager At Risk

**SUMMARY:**

The Public Works Department solicited proposals for one contract to provide a Construction Manager At Risk (CMAR) for pre-construction and construction phase services for the Carver Branch Library Renovation project located in District 2. Pre-construction and construction phase services to include development of design optimization considerations, development and management of the project construction schedule, risk mitigation and construction to assist the City in the execution of this project.

**BACKGROUND INFORMATION:**

On December 18, 2023, a Construction Manager At Risk (CMAR), Request for Qualifications (RFQ) Phase I was released for the Carver Branch Library Renovation project. The estimated total

contract value is not to exceed \$9,000,000 for anticipated project completion in Winter 2027.

On February 9, 2024, one submittal was received for Request for Qualifications (RFQ) Phase I. The sole submittal was deemed responsive and moved forward for full proposal evaluation. The evaluation committee representatives were David McCary, Assistant City Manager, City Manager's Office; Kathy Donellan, Interim Director, San Antonio Library; Luis Maltos, Assistant Director, Public Works Department; Byron Smith, City Architect, Public Works Department; Evelyn Gamez, Senior Architect, Public Works Department; and Liz Hurd, Principal, RVK Architects.

On March 4, 2024, based on the initial evaluation process of Phase I, the evaluation committee requested the sole respondent to submit a response to the Request for Proposals (RFP) Phase II with the intent for an interview to follow.

The evaluation committee reconvened and conducted the interview on April 4, 2024, and recommended awarding the contract to the sole responsive bidder.

This item is scheduled for City Council consideration on June 20, 2024.

**ISSUE:**

For briefing purposes only

**FISCAL IMPACT:**

For briefing purposes only

**ALTERNATIVES:**

For briefing purposes only

**RECOMMENDATION:**

For briefing purposes only